

BK 6226PG004

TRANSFER

WARRANTY DEED

TAX

013249

PAID

GEORGE WILLIAMS and MARIE WILLIAMS, of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to DONALD M. CONRY and REBECCA R. CONRY of Reno, Nevada, with warranty covenants, as joint tenants, the land in Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

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Commencing on the southerly side of Barnet Avenue at a steel pin and the northwest corner of land of Rudolph and Daisy Michaud; thence N 78° 06' W along the southerly line of Barnet Avenue a distance of 152 feet, more or less, to the northeast corner of land of Percy B. Smith, Jr. and Natalie S. Smith; thence S 10° 42' W along the easterly line of said Smiths a distance of 141.6 feet, more or less, to an iron rod; thence S 78° 09' E a distance of 148.6 feet, more or less, to a steel pin and the southwesterly corner of said Michauds; thence N 12° 06' E a distance of 141.4 feet, more or less, to the point of beginning.

Meaning and intending to convey Lot #5 and proposed Lynn Street as shown on plan entitled Subdivision of Land of Lester T. Jolovitz approved by the Waterville Planning Board on May 23, 1983 and recorded in Kennebec Registry of Deeds File #E-83062. The above part of Lynn Street was vacated by Order of the Waterville City Council recorded in Kennebec Registry of Deeds Book 3358, Page 182.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds Book 1694, Page 310.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand dollars (\$40,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

Donald Conry (2)
16 Barnet Ave.
Waterville, ME 04901

4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lot purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.
7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

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This conveyance is made subject, however, to a thirty (30) foot wide easement to Waterville Sewerage District, dated May 21, 1990 and recorded in Kennebec Registry of Deeds Book 3734, Page 245.

Being the same premises conveyed to George Williams and Marie Williams by Warranty Deed of Lester T. Jolovitz dated May 24, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3736, Page 148.

Witness our hands and seals this 12th day of June, 2000.

X D R B

X George Williams
George Williams

X D R B

X Marie Williams
Marie Williams

STATE OF MAINE
KENNEBEC, SS.

June 12, 2000

Then personally appeared the above named George Williams and Marie Williams and acknowledged the foregoing instrument to be their free act and deed.

X D R B

RECEIVED KENNEBEC SS.
2000 JUN 14 AM 9:00

ATTEST Harriet B. Jones
REGISTER OF DEEDS



Notary Public

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000